

## BUY & SELL CONVEYANCING SERVICES

Phone: 5968 6431  
Fax: 8738 1546  
PO BOX 223 EMERALD VIC 3782  
annette@buyandsellconveyancing.com.au

# Vendor Statement

The vendor makes this statement in respect of the land in accordance with section 32 of the *Sale of Land Act 1962*.

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract.  
The vendor may sign by electronic signature.

The purchaser acknowledges being given this statement signed by the vendor with the attached documents before the purchaser signed any contract.

**5 Baker Street, Cockatoo VIC 3781**

Vendor's name      Nicholas Stephen Peters

Date

5/10/2021

Vendor's signature

N. Peters

**SIGN HERE**

Vendor's name      Susan Mary Peters

Date

5/10/2021

Vendor's signature

S.M. Peters

**SIGN HERE**

Purchaser's name

Date

/ /

Purchaser's signature

\_\_\_\_\_

Purchaser's name

Date

/ /

Purchaser's signature

\_\_\_\_\_



## 1. FINANCIAL MATTERS

### 1.1 Particulars of any Rates, Taxes, Charges or Other Similar Outgoings (and any interest on them)

At settlement the rates will be adjusted between the parties, so that they each bear the proportion of rates applicable to their respective periods of occupancy in the property.

Cardinia Shire Council  
Yarra Valley Water

(a) Their total does not exceed:

\$3,500.00 p.a.
-----------------

### 1.2 Particulars of any Charge (whether registered or not) imposed by or under any Act to secure an amount due under that Act, including the amount owing under the charge

Not Applicable

### 1.3 Terms Contract

This section 1.3 only applies if this vendor statement is in respect of a terms contract where the purchaser is obliged to make 2 or more payments (other than a deposit or final payment) to the vendor after the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land.

Not Applicable.

### 1.4 Sale Subject to Mortgage

This section 1.4 only applies if this vendor statement is in respect of a contract which provides that any mortgage (whether registered or unregistered), is NOT to be discharged before the purchaser becomes entitled to possession or receipts of rents and profits.

Not Applicable.

## 2. INSURANCE

### 2.1 Damage and Destruction

This section 2.1 only applies if this vendor statement is in respect of a contract which does NOT provide for the land to remain at the risk of the vendor until the purchaser becomes entitled to possession or receipt of rents and profits.

Not Applicable.

### 2.2 Owner Builder

This section 2.2 only applies where there is a residence on the land that was constructed by an owner-builder within the preceding 6 years and section 137B of the Building Act 1993 applies to the residence.

Not Applicable.

## 3. LAND USE

### 3.1 Easements, Covenants or Other Similar Restrictions

(a) A description of any easement, covenant or other similar restriction affecting the land (whether registered or unregistered):

As attached.

(b) Particulars of any existing failure to comply with that easement, covenant or other similar restriction are:

Not Applicable

The Purchaser/sm should note sewers, drains, water pipes, underground and/or overhead electricity cables, underground/or overhead telephone cables, underground NBN cables and underground gas pipes if any, may be laid outside registered easements.

### 3.2 Road Access

There is NO access to the property by road if the square box is marked with an 'X'

☐

### 3.3 Designated Bushfire Prone Area

The land is in a designated bushfire prone area within the meaning of regulations made under the *Building Act 1993* if the square box is marked with an 'X'



### 3.4 Planning Scheme

Attached is a certificate with the required specified information.

## 4. NOTICES

### 4.1 Notice, Order, Declaration, Report or Recommendation

Particulars of any notice, order, declaration, report or recommendation of a public authority or government department or approved proposal directly and currently affecting the land, being a notice, order, declaration, report, recommendation or approved proposal of which the vendor might reasonably be expected to have knowledge:

Not Applicable.

The Vendor has no means of knowing decisions of all public authorities and government departments affecting the property unless communicated to the Vendor.

The property is in an area in which is classified as an area in which buildings are likely to be subject to infestation of termites.

### 4.2 Agricultural Chemicals

There are NO notices, property management plans, reports or orders in respect of the land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes. However, if this is not the case, the details of any such notices, property management plans, reports or orders, are as follows:

Nil.

### 4.3 Compulsory Acquisition

The particulars of any notices of intention to acquire that have been served under section 6 of the *Land Acquisition and Compensation Act 1986* are as follows:

Nil.

## 5. BUILDING PERMITS

Particulars of any building permit issued under the *Building Act 1993* in the preceding 7 years (required only where there is a residence on the land):

As contained in the attached certificate.

## 6. OWNERS CORPORATION

This section 6 only applies if the land is affected by an owners corporation within the meaning of the *Owners Corporations Act 2006*.

Not Applicable.

## 7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Words and expressions in this section 7 have the same meaning as in Part 9B of the *Planning and Environment Act 1987*.

Not Applicable

## 8. SERVICES

The services which are marked with an 'X' in the accompanying square box are NOT connected to the land:

Electricity supply <input type="checkbox"/>	Gas supply <input type="checkbox"/>	Water supply <input type="checkbox"/>	Sewerage <input type="checkbox"/>	Telephone services <input type="checkbox"/>
---	-------------------------------------	---------------------------------------	-----------------------------------	---

- Some services currently noted as connected above may become disconnected prior to settlement. The Purchaser should make their own enquiries in relation to connection and re-connection of services to the land.

## 9. TITLE

Attached are copies of the following documents:

### 9.1 Registered Title

A Register Search Statement and the document, or part of a document, referred to as the 'diagram location' in that statement which identifies the land and its location.

## 10. SUBDIVISION

### 10.1 Unregistered Subdivision

This section 10.1 only applies if the land is subject to a subdivision which is not registered.

Not Applicable.

### 10.2 Staged Subdivision

This section 10.2 only applies if the land is part of a staged subdivision within the meaning of section 37 of the *Subdivision Act 1988*.

Not Applicable.

### 10.3 Further Plan of Subdivision

This section 10.3 only applies if the land is subject to a subdivision in respect of which a further plan within the meaning of the *Subdivision Act 1988* is proposed.

Not Applicable.

## 11. DISCLOSURE OF ENERGY INFORMATION

*(Disclosure of this information is not required under section 32 of the Sale of Land Act 1962 but may be included in this vendor statement for convenience.)*

Details of any energy efficiency information required to be disclosed regarding a disclosure affected building or disclosure area affected area of a building as defined by the *Building Energy Efficiency Disclosure Act 2010* (Cth)

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 2000m<sup>2</sup>; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date);

Not Applicable.

## 12. DUE DILIGENCE CHECKLIST

*(The Sale of Land Act 1962 provides that the vendor or the vendor's licensed estate agent must make a prescribed due diligence checklist available to purchasers before offering land for sale that is vacant residential land or land on which there is a residence. The due diligence checklist is NOT required to be provided with, or attached to, this vendor statement but the checklist may be attached as a matter of convenience.)*

Is attached.

## 13. ATTACHMENTS

*(Any certificates, documents and other attachments may be annexed to this section 13)*

*(Additional information may be added to this section 13 where there is insufficient space in any of the earlier sections)*

*(Attached is an "Additional Vendor Statement" if section 1.3 (Terms Contract) or section 1.4 (Sale Subject to Mortgage) applies)*

Water Information Statement
-----------------------------

## 14. MATERIAL FACT

Sealing the hills - The Government has committed \$300 million funding over the next 10 years to seal roads in the Cardinia Shire and Yarra Ranges Councils. This project will be co-funded by the Australian Government via a special charge scheme. Owners of properties on these roads will also need to contribute towards the cost of the sealing. Maps of the roads proposed to be sealed can be found on the Council's website. The Purchasers should make enquiries with the Council for more information.

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) on 24 September 2021 01:17 PM

## PROPERTY DETAILS

Address: **5 BAKER STREET COCKATOO 3781**  
 Lot and Plan Number: **Lot 43 LP6808**  
 Standard Parcel Identifier (SPI): **43\LP6808**  
 Local Government Area (Council): **CARDINIA**  
 Council Property Number: **2053100300**  
 Planning Scheme: **Cardinia**  
 Directory Reference: **Melway 311 F5**

[www.cardinia.vic.gov.au](http://www.cardinia.vic.gov.au)

[planning-schemes.delwp.vic.gov.au/schemes/cardinia](http://planning-schemes.delwp.vic.gov.au/schemes/cardinia)

## UTILITIES

Rural Water Corporation: **Southern Rural Water**  
 Melbourne Water Retailer: **Yarra Valley Water**  
 Melbourne Water: **inside drainage boundary**  
 Power Distributor: **AUSNET**

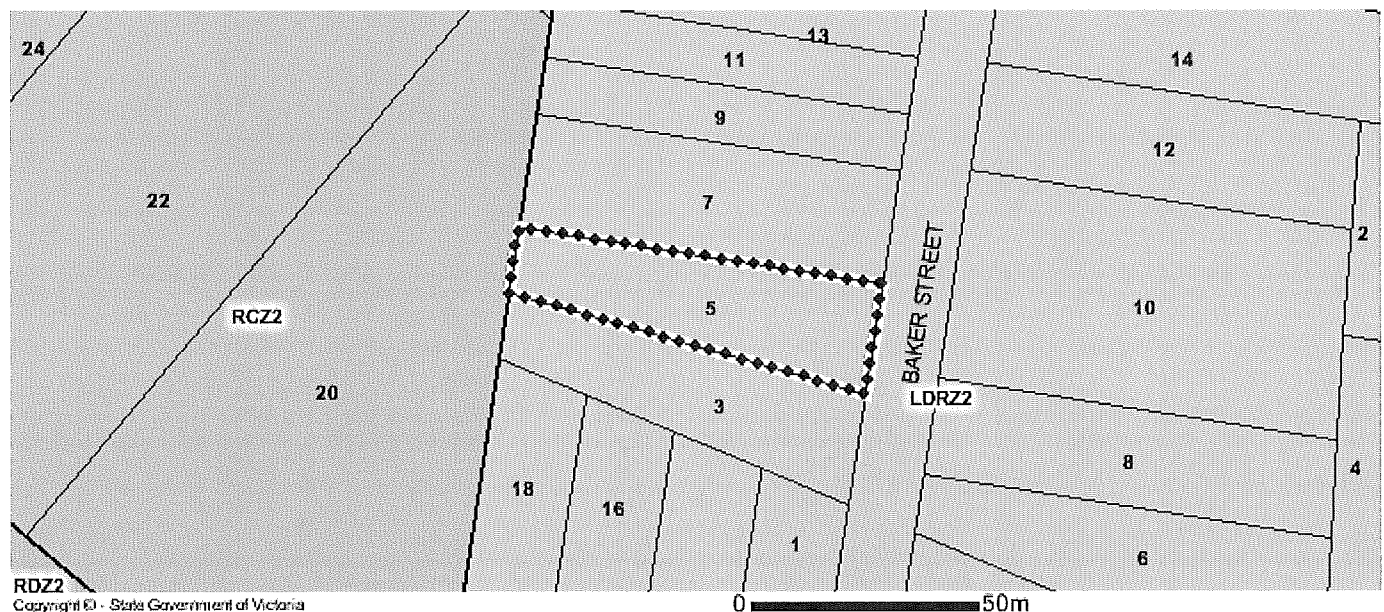
## STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**  
 Legislative Assembly: **GEMBROOK**

## Planning Zones

LOW DENSITY RESIDENTIAL ZONE (LDRZ)

LOW DENSITY RESIDENTIAL ZONE - SCHEDULE 2 (LDRZ2)



**LDRZ - Low Density Residential** **RCZ - Rural Conservation** **RDZ2 - Road - Category 2**

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Copyright © - State Government of Victoria

**Disclaimer:** This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided. Read the full disclaimer at [www.land.vic.gov.au/home/copyright-and-disclaimer](http://www.land.vic.gov.au/home/copyright-and-disclaimer)

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

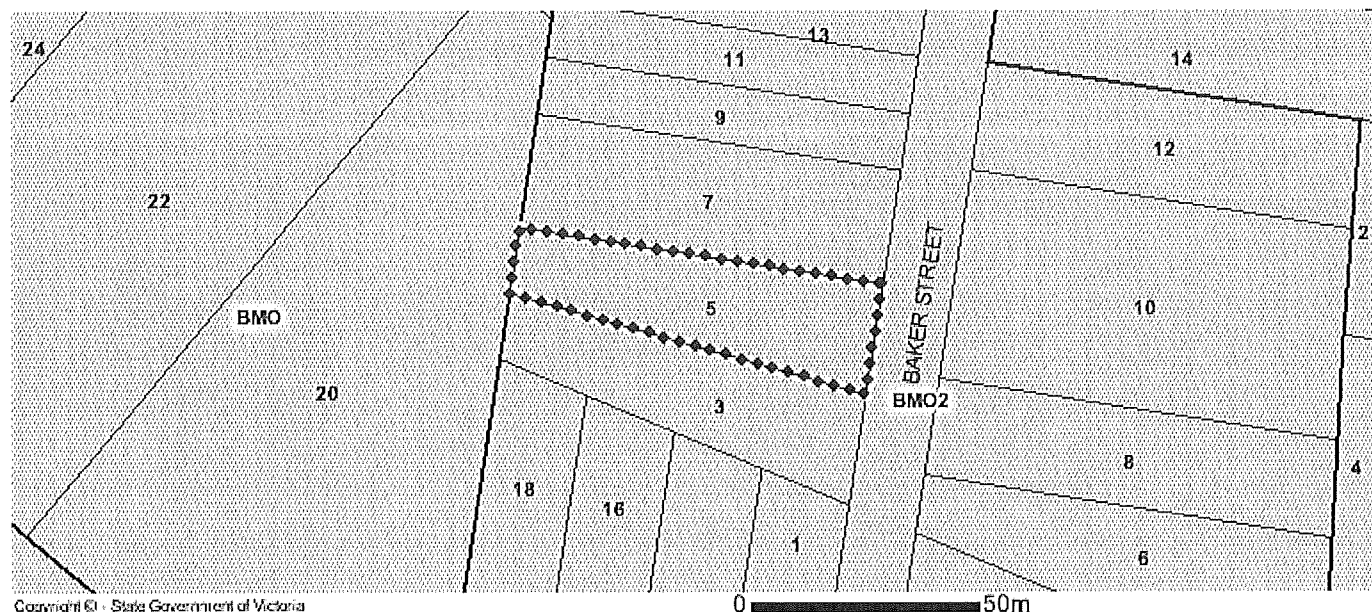
PLANNING PROPERTY REPORT: 5 BAKER STREET COCKATOO 3781

Page 1 of 5

## Planning Overlays

### BUSHFIRE MANAGEMENT OVERLAY (BMO)

#### BUSHFIRE MANAGEMENT OVERLAY - SCHEDULE 2 (BMO2)

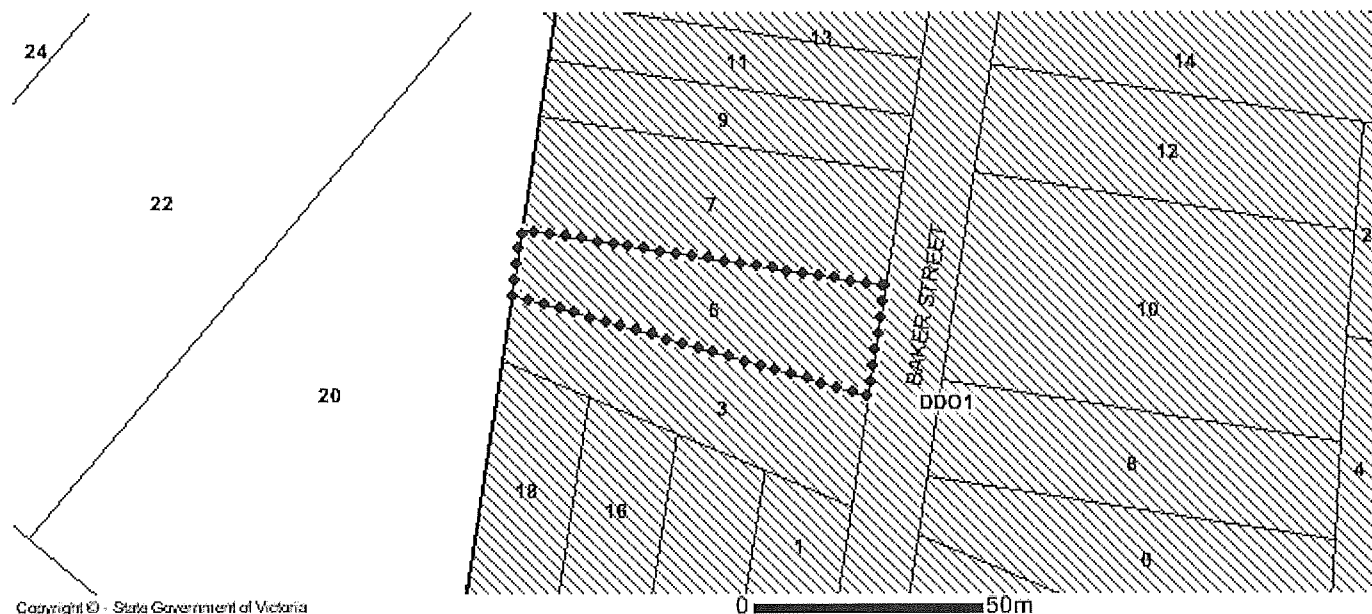


BMO - Bushfire Management

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend.

### DESIGN AND DEVELOPMENT OVERLAY (DDO)

#### DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 1 (DDO1)



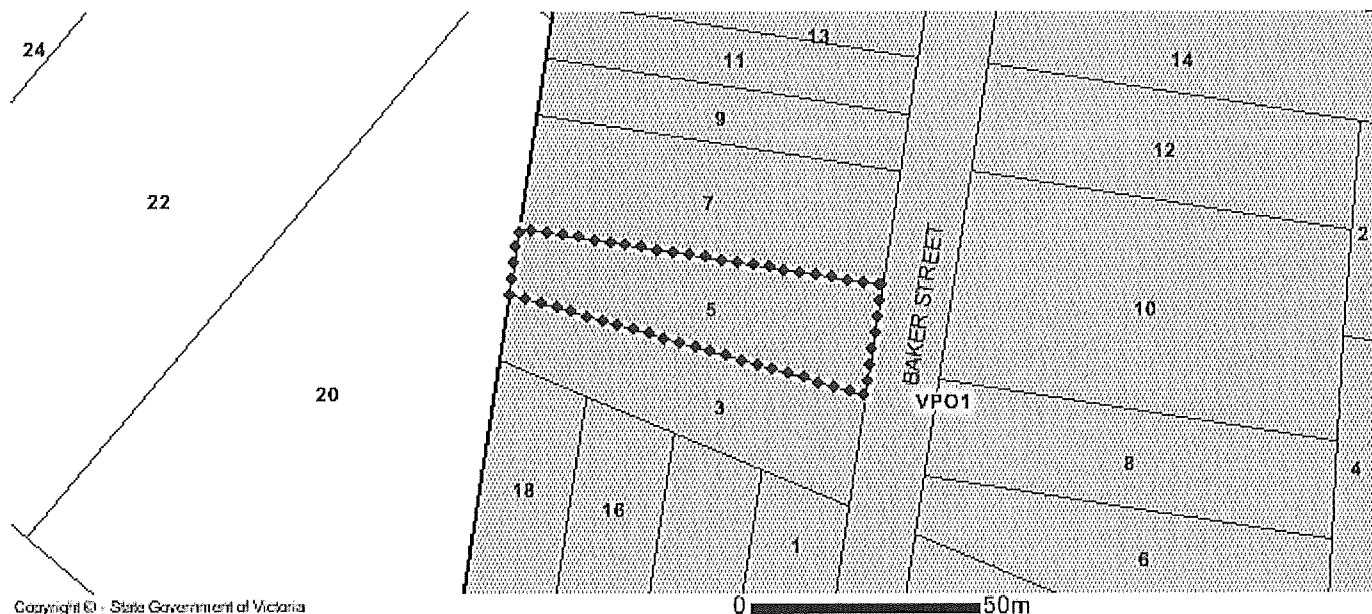
DDO - Design and Development

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend.

## Planning Overlays

### VEGETATION PROTECTION OVERLAY (VPO)

#### VEGETATION PROTECTION OVERLAY - SCHEDULE 1 (VPO1)



 VPO - Vegetation Protection

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend.

### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

#### ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)



 ESO - Environmental Significance

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend.

## Further Planning Information

Planning scheme data last updated on 22 September 2021.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the *Planning and Environment Act 1987*. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

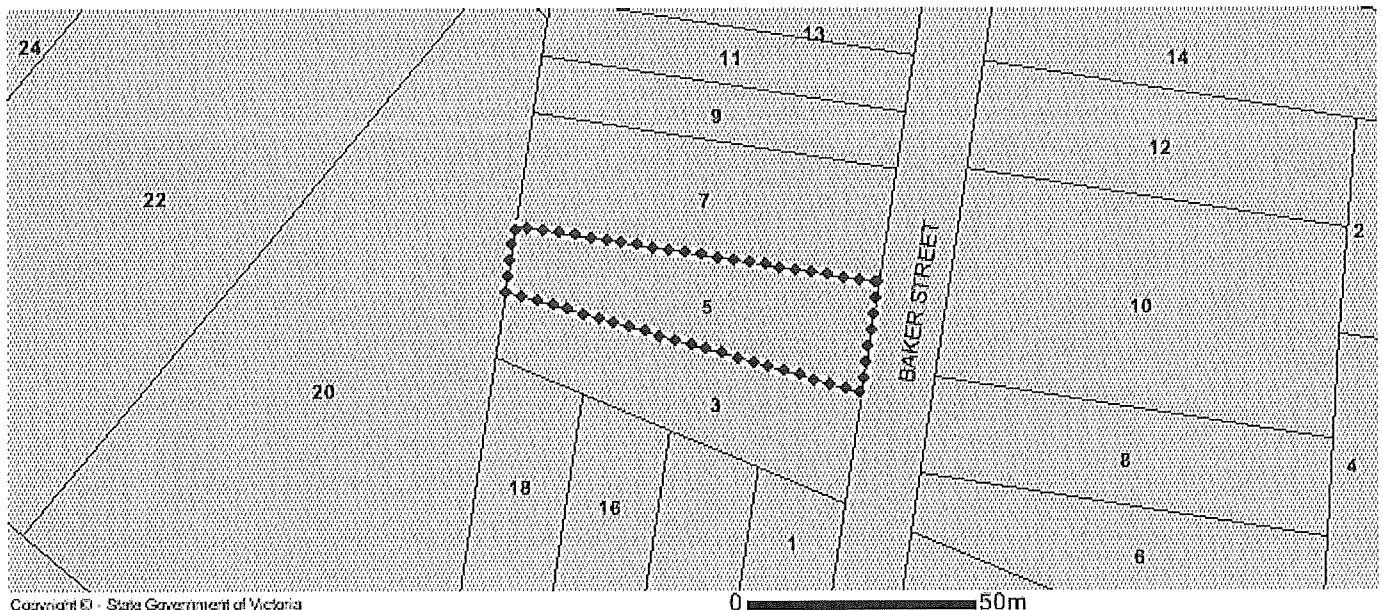
To view planning zones, overlay and heritage information in an interactive format visit <http://mapshare.maps.vic.gov.au/vicplan>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>



## Designated Bushfire Prone Area

This property is in a designated bushfire prone area.  
Special bushfire construction requirements apply. Planning provisions may apply.



Designated Bushfire Prone Area

Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed on VicPlan at <http://mapshare.maps.vic.gov.au/vicplan> or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website [www.vba.vic.gov.au](http://www.vba.vic.gov.au)

Copies of the Building Act and Building Regulations are available from [www.legislation.vic.gov.au](http://www.legislation.vic.gov.au)

For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>



# REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 1

VOLUME 06243 FOLIO 551

Security no : 124092673888R  
Produced 24/09/2021 01:20 PM

## LAND DESCRIPTION

Lot 43 on Plan of Subdivision 006808.  
PARENT TITLE Volume 03971 Folio 009  
Created by instrument 1707100 08/10/1938

## REGISTERED PROPRIETOR

Estate Fee Simple  
Joint Proprietors  
NICHOLAS STEPHEN PETERS  
SUSAN MARY PETERS both of 3 BORONIA CR COCKATOO  
S054670L 07/08/1992

## ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

## DIAGRAM LOCATION

SEE LP006808 FOR FURTHER DETAILS AND BOUNDARIES

## ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 5 BAKER STREET COCKATOO VIC 3781

DOCUMENT END



# Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Victorian Land Registry Services.

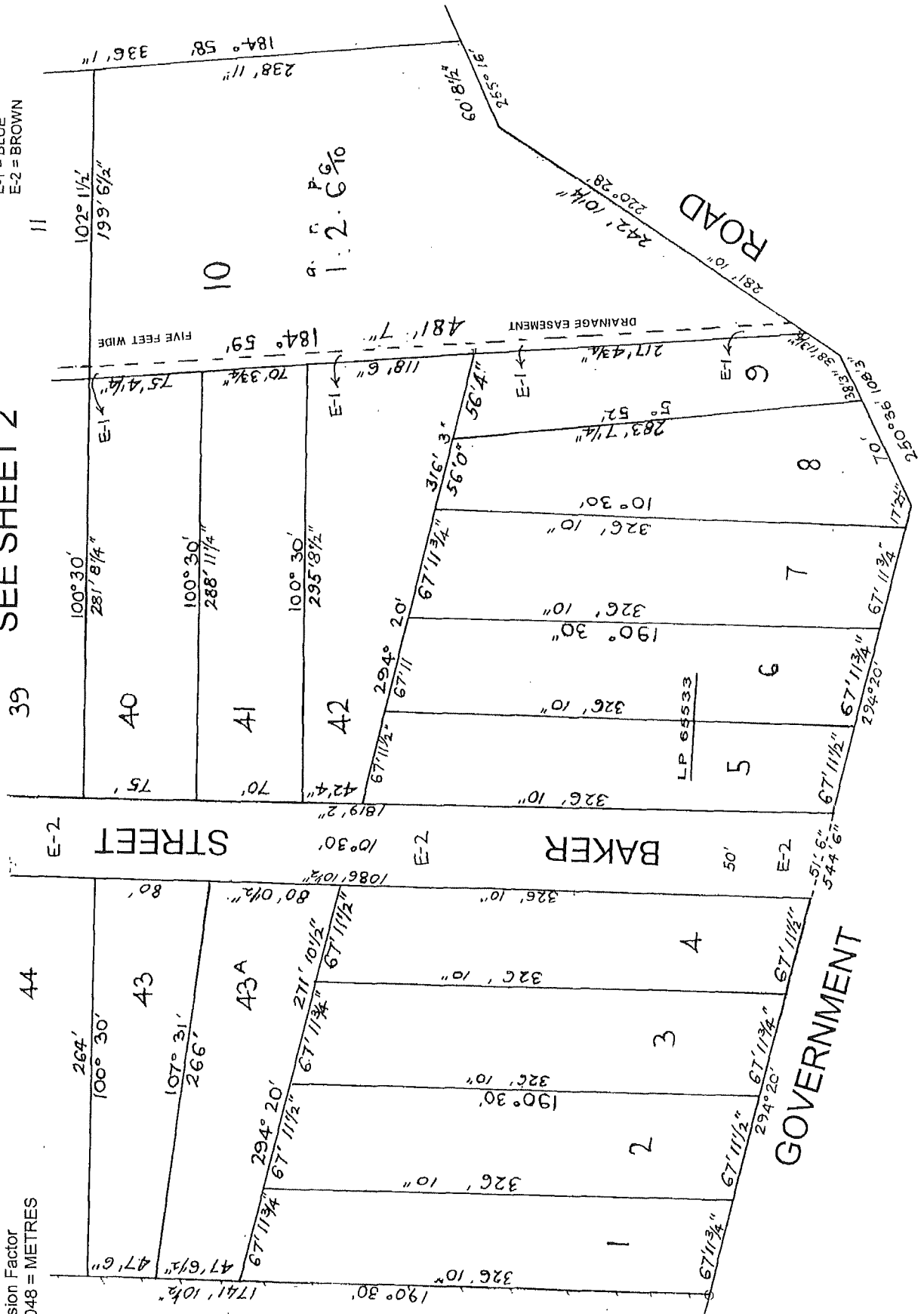
Document Type	<b>Plan</b>
Document Identification	<b>LP006808</b>
Number of Pages (excluding this cover sheet)	<b>4</b>
Document Assembled	<b>24/09/2021 13:21</b>

**Copyright and disclaimer notice:**

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Victorian Land Registry Services Pty. Ltd. ABN 86 627 986 396 as trustee for the Victorian Land Registry Services Trust ABN 83 206 746 897 accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.

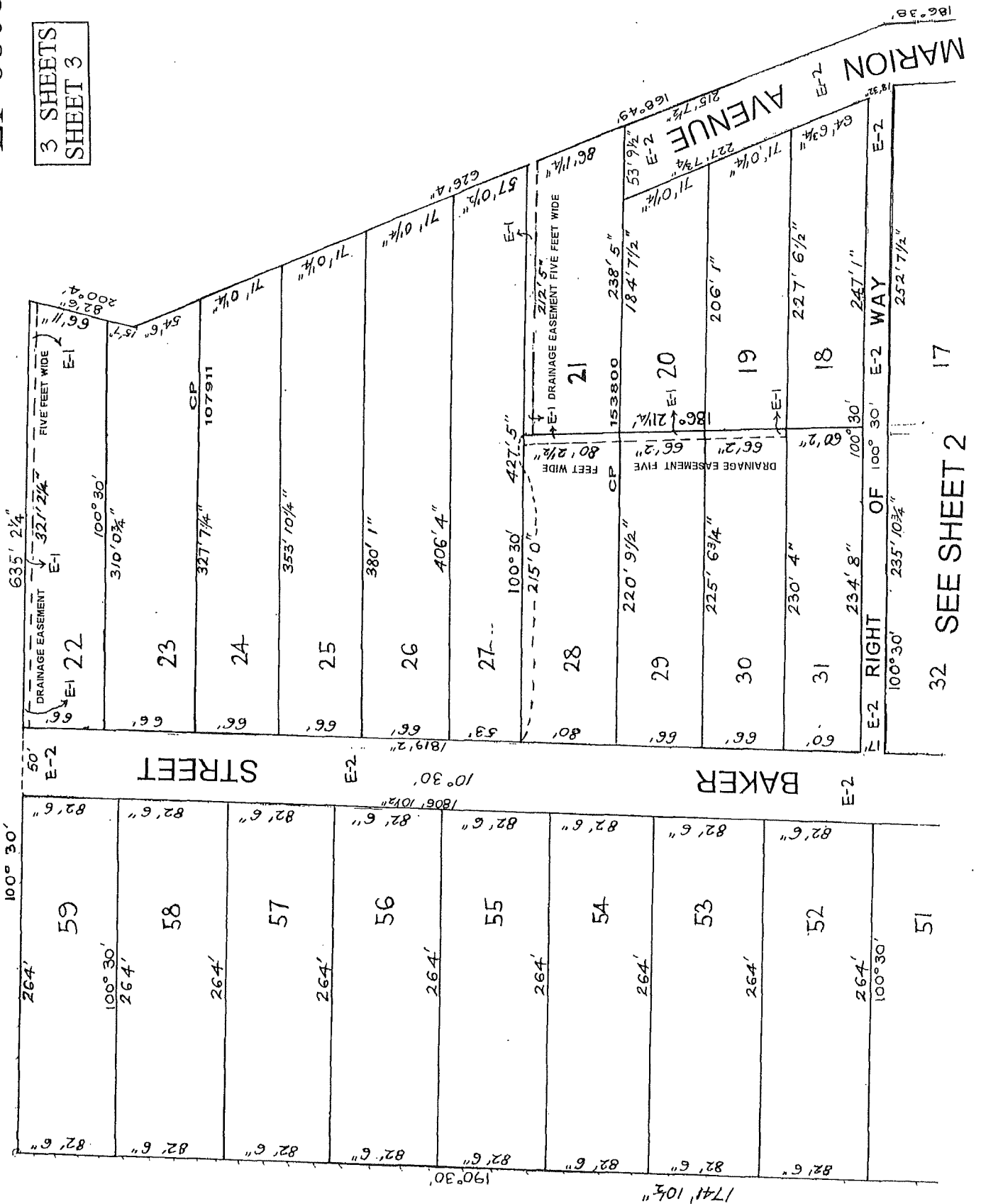






LP 6808

3 SHEETS  
SHEET 3



SEE SHEET 2



## MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

# PLAN NUMBER

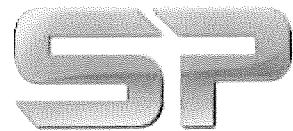
LP 6808

**WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.  
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.**

[illegible]

# Building Permit

Form 2 Building Act 1993 Building Regulations 2006 – Regulation 313



**STOKES PERNA**

BUILDING SURVEYORS

Permit No: BS-U 1177 20170002/0

## Issued To:

Johns Lyng Insurance Building Solutions  
1 Williamson Road  
DONCASTER, VIC 3108  
Contact: Rahul Sharma  
Phone: (03) 9272-0000

## Address for Serving of Notices or Giving of Documents:

1 Williamson Road DONCASTER VIC 3108

## Ownership Details:

Nicholas & Susan Peters  
5 Baker Street  
COCKATOO, VIC 3781  
Contact: Nicholas & Susan Peters  
Phone: (03) 5968-9465

**Property Details:** Lot (43) 5 Baker Street COCKATOO VIC 3781

**Title Details:** LP/PS: 006808, Vol: 06243, Folio: 551

**Municipal District:** Cardinia Shire Council

## Builder:

Johns Lyng Insurance Building Solutions  
1 Williamson Road  
DONCASTER, VIC 3108  
Contact: Lindsay Barber  
Phone: (03) 9272-0000

## Details of Building Practitioners and Architects:

Name	Registration No.	Role	Category/Class
Peter Touloupis	DP-AD 1132	Engaged to prepare documents	Draftsperson - Architectural
Lindsay Barber	DB-U 42257	Engaged in the building work	Builder - Domestic - Unlimited
Sam Malaeb	EC 42062	Engaged to prepare documents	Engineer - Civil

## Details of Domestic Building Work Insurance:

The issuer or provider of the required insurance policy is:

Insurance Provider: QBE Insurance  
Policy Number: 570063739BWI-128  
Policy Issued: 3/11/2016  
Consent Number:

GEELONG

DONCASTER

PENINSULA

LILYDALE

LEVEL 1/2 MORECROFT PLACE, LILYDALE VIC 3140

P (03) 9739 6055 F (03) 9739 6188 W [www.stokesperna.com.au](http://www.stokesperna.com.au) E [buildingsurveying@stokesperna.com.au](mailto:buildingsurveying@stokesperna.com.au)

ABN 83 078 865 059

No	Condition
7	This building permit is not evidence of compliance, acceptance or otherwise with any implied warranty under the Domestic Building Contracts Act (DBC Act) and/or any other contractual agreement, or otherwise between owner and builder relative to quality, workmanship, product adequacy, reliability or functionality of the building work. It is recommended that the owner engage or appoint appropriate building practitioners to confirm acceptance or otherwise, compliance with the DBC Act and other associated and relevant legislation.
8	The person who is in charge of the carrying out of building work must ensure that the registration numbers and contact details of the builder and building surveyor, the number of the relevant building permit and the date of issue is displayed in accordance with the regulations.
9	An owner of a building or land for which a building permit has been issued must notify the Relevant Building Surveyor (RBS) with 14 days of any change of name or address of the owner or builder in accordance with the regulations.
10	The additions to the dwelling are to be protected from Termites in accordance with AS3660.1 2000. A certificate of installation is to be provided at the final inspection.
11	This site is subject to Bushfire Attack Level 19 (BAL-19), building works are to comply with the construction requirements of Section 6 of AS 3959-2009.
12	Refer to all notations on plans

**Notes:**

Note 1: Under regulation 318, an owner of a building or land for which a building permit has been issued must notify the relevant building surveyor within 14 day after any change in the name or address of the owner or of the building surveyor carrying out the building work.

Note 2: Under regulation 317, the person in charge of the carrying out of building work on an allotment must take all reasonable steps to ensure that a copy of this permit and one set of any approved plans, specifications and documents are available for inspection at the allotment while the building work is in progress. The person must also take all reasonable steps to ensure that the registration numbers and contact details of the builder and building surveyor and the number and date of issue of this permit are displayed in a conspicuous position accessible to the public before and during the building work to which this permit applies.

Note 3: Domestic builders carrying out domestic building work forming part of this permit (where the contract price for that work is more than \$16,000) must be covered by an insurance policy as required under section 135 of the **Building Act 1993**.

**Relevant Building Surveyor**

Signed:



Building Surveyor: Samuel Perna  
Registration No: BS-U 1177

Business Name: Stokes Perna Building Surveyors  
Address: PO Box 743 LILYDALE VIC 3140

Permit No: BS-U 1177 20170002/0  
Date of issue of permit: 9/01/2017



# Certificate of Final Inspection

Form 7 Building Act 1993 Building Interim Regulations 2017 – Regulation 1006



Certificate No: BS-U 1177 20170002/0

## Issued To:

Nicholas & Susan Peters  
5 Baker Street  
COCKATOO, VIC 3781  
Phone: (03) 5968-9465

## Copy To:

Johns Lyng Insurance Building Solutions  
1 Williamson Road  
DONCASTER, VIC 3108  
Contact: Rahul Sharma  
Phone: (03) 9272-0000

**Property Details:** Lot (43) 5 Baker Street COCKATOO VIC 3781  
**Title Details:** LP/PS: 006808, Vol: 06243, Folio: 551  
**Municipal District:** CARDINIA SHIRE COUNCIL

## Project Description:

Rectification works to dwelling

## Description of Building Work:

Part of Building	Permitted Use	BCA Class
Dwelling	Residential	1ai

## Directions

All directions under Part 4 of the **Building Act 1993** have been complied with.

## Relevant Building Surveyor

Signed:

A handwritten signature in black ink, appearing to be 'S. Perna', written over a light blue circular stamp.

Relevant Building Surveyor: Samuel Perna  
Registration No. BS-U 1177  
Certificate No. BS-U 1177 20170002/0  
Date of Inspection: 26/07/2017  
Date of Issue: 18/08/2017

A certificate of final inspection is not evidence that the building or building work concerned complies with the Building Act 1993 or the building regulation.

MULGRAVE GEE LONG

SUITE 3, LEVEL 1, 333 POLICE ROAD, MULGRAVE VIC 3170

P (03) 9790 1033

E info@spbuildingsurveyors.com.au

W www.spbuildingsurveyors.com.au

ABN 83 078 865 059

**STOKES PERNA**  
**BUILDING**  
**SURVEYORS**  
**BUILDING**  
**PERMIT**  
Risk Management & Insurance Services  
 ABN 39 682 487 841  
 Phone: 1300 903 424

ISSUED 09/01/2017  
 NUMBER BS-U 1177-20170002/0  
 RELEVANT BUILDING SURVEYOR  
 NICHOLAS S & SUSAN M PETERS  
 5 BAKER STREET  
 COCKATOO VIC 3781  
 TERMITE PROTECTION REQUIRED  
 BUSHFIRE PROTECTION REQUIRED

## Domestic Building Insurance Certificate of Insurance

Policy Number 570063739BWI-128

QBE Insurance (Australia) Ltd  
 628 BOURKE STREET  
 MELBOURNE VIC 3000  
 Phone: (03) 9246 2666  
 Fax: (03) 9246 2611  
 ABN: 78 003 191 035  
 AFS License No: 239545



**Name of Intermediary**  
 MBA INSURANCE SERVICES  
 G P O BOX 544D  
 MELBOURNE 3001

**Account Number**  
 57BWMBA00  
**Date Issued**  
 03/11/2016

### Policy Schedule Details

#### Certificate in Respect of Insurance

Domestic Building Contract

A contract of insurance complying with the Ministerial Order for Domestic Building Insurance issued under Section 135 of the Building Act 1993 (Vic) (Domestic Building Insurance) has been issued by QBE Insurance (Australia) Limited ABN 78 003 191 035 for and on behalf of the insurer Victorian Managed Insurance Authority a Statutory Corporation established under the Victorian Managed Insurance Authority Act 1996 (Vic), in respect of the domestic building work described below.

**Domestic Building Work**

ALTERATIONS AND ADDITIONS STRUCTURAL

**At the property**

5 BAKER STREET  
 COCKATOO VIC 3781

**Carried out by the builder**

JOHNS LYNG INSURANCE BUILDING  
 ACN: 117 100 839

**Important note:** If the builder's name and/or its ABN/ACN listed above does not exactly match with the information on the domestic building contract, please contact QBE **IMMEDIATELY**. If these details are incorrect, the domestic building work will not be covered.

**For the building owner**

NICHOLAS S & SUSAN M PETERS

**Pursuant to a domestic building contract dated**

31/10/2016

**For the contract price of**

\$62,233.00

**Type of cover**

Cover is only provided if JOHNS LYNG INSURANCE BUILDING has died, becomes insolvent or has disappeared or fails to comply with a Tribunal or Court Order\*

**Period of cover**

Cover commences on the earlier of the date of the domestic building contract or date of building permit for the domestic building work and concludes:

- Two years from completion of the domestic building work or termination of the domestic building contract for non structural defects\*
- Six years from completion of the domestic building work or termination of the domestic building contract for structural defects\*

**The maximum policy limit for all claims made under this policy is**

\$300,000 all inclusive of costs and expenses\*

**The maximum policy limit for all claims for non-completion of the domestic building works is**

20% of the contract price\*

\*The cover and policy limits described in this Certificate are only a summary of the cover and limits and must be read in conjunction with, and are subject to, the terms, limitations and exclusions contained in the policy terms and conditions.

**STOKES PERNA**  
**INSURING**  
**HOMEOWNERS**  
**BUILDING**  
**PERMIT**

Risk Management  
ABN 39 692 497 041  
Phone: 1300 963 424

ISSUED 09/01/2017  
NUMBER BS-U 1177-20170002/0

RELEVANT BUILDING SURVEYOR  
Samuel Perna  
BS-U 1177

TERMITE PROTECTION REQUIRED  
BUSHFIRE PROTECTION REQUIRED

**Domestic Building Insurance**  
**Certificate of Insurance**

Policy Number 570063739BWI-128

QBE Insurance (Australia) Ltd  
628 BOURKE STREET  
MELBOURNE VIC 3000  
Phone: (03) 9246 2666  
Fax: (03) 9246 2611  
ABN: 78 003 191 035  
AFS License No: 239545



If the information on this Certificate does not match what's on your domestic building contract,  
please contact QBE IMMEDIATELY on 1300 790 723

Below are some examples of what to look for:

**CERTIFICATE OF INSURANCE**

**YOUR DOMESTIC BUILDING CONTRACT**

**MATCH**

Owner:

\_\_\_\_\_

Carried out by  
the builder:

→ ACME CONSTRUCTIONS  
PTY LTD  
→ ACN: 12 345 678

Both name of  
builder and ACN  
or ABN match



Owner:

\_\_\_\_\_

Builder:

→ ACME CONSTRUCTIONS  
PTY LTD  
→ ACN: 12 345 678



**NO MATCH**

Owner:

\_\_\_\_\_

Carried out by  
the builder:

→ JOHN CITIZEN  
ABN: 12 345 678 910

Call QBE,  
name of builder  
does not match



Owner:

\_\_\_\_\_

Builder:

→ CITIZEN CONSTRUCTIONS  
PTY LTD  
ACN: 12 345 678



**NO MATCH**

Owner:

\_\_\_\_\_

Carried out by  
the builder:

→ ACME CONSTRUCTIONS  
PTY LTD  
→ ACN: 12 345 678

Call QBE,  
ABN or ACN  
does not match



Owner:

\_\_\_\_\_

Builder:

→ ACME CONSTRUCTIONS  
PTY LTD  
→ ACN: 87 956 123





27th September 2021

Buy &amp; Sell Conveyancing Services

Dear Buy &amp; Sell Conveyancing Services,

**RE: Application for Water Information Statement**

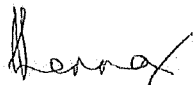
Property Address:	5 BAKER STREET COCKATOO 3781
Applicant	Buy & Sell Conveyancing Services
Information Statement	30636238
Conveyancing Account Number	5757504575
Your Reference	21/4505 Peters (S)

Thank you for your recent application for a Water Information Statement (WIS). We are pleased to provide you the WIS for the above property address. This statement includes:

- Yarra Valley Water Property Information Statement
- Melbourne Water Property Information Statement
- Asset Plan
- Rates Certificate

If you have any questions about Yarra Valley Water information provided, please phone us on **1300 304 688** or email us at the address [enquiry@yvw.com.au](mailto:enquiry@yvw.com.au). For further information you can also refer to the Yarra Valley Water website at [www.yvw.com.au](http://www.yvw.com.au).

Yours sincerely,



Steve Lennox  
GENERAL MANAGER  
RETAIL SERVICES

**Yarra Valley Water Property Information Statement**

Property Address	5 BAKER STREET COCKATOO 3781
------------------	------------------------------

STATEMENT UNDER SECTION 158 WATER ACT 1989

**THE FOLLOWING INFORMATION RELATES TO SECTION 158(3)**

Existing sewer mains will be shown on the Asset Plan.

Please note: Unless prior consent has been obtained, the Water Act prohibits:

1. The erection and/or placement of any building, wall, bridge, fence, embankment, filling, material, machinery or other structure over or under any sewer or drain.
2. The connection of any drain or sewer to, or interference with, any sewer, drain or watercourse.

**Melbourne Water Property Information Statement**

Property Address	5 BAKER STREET COCKATOO 3781
------------------	------------------------------

STATEMENT UNDER SECTION 158 WATER ACT 1989

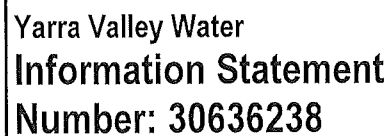
**THE FOLLOWING INFORMATION RELATES TO SECTION 158(4)**

Information available at Melbourne Water indicates that this property is not subject to flooding from Melbourne Water's drainage system, based on a flood level that has a probability of occurrence of 1% in any one year.

Please note: Unless prior consent has been obtained, the Water Act prohibits:

1. The erection and/or placement of any building, wall, bridge, fence, embankment, filling, material, machinery or other structure over or under any sewer or drain.
2. The connection of any drain or sewer to, or interference with, any sewer, drain or watercourse.

If you have any questions regarding Melbourne Water encumbrances or advisory information, please contact Melbourne Water on 9679 7517.



Scale	1:1000
-------	--------



- Does not warrant the accuracy or completeness of the information supplied, including, without limitation, the location of Water and Sewer Assets;
- Does not accept any liability for loss or damage of any nature, suffered or incurred by the recipient or any other persons relying on this information;
- Recommends recipients and other persons using this information make their own site investigations and accommodate their works accordingly;



YARRA VALLEY WATER  
ABN 93 066 902 501

Lucknow Street  
Mitcham Victoria 3132

Private Bag 1  
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

E enquiry@yvw.com.au  
yvw.com.au

Buy & Sell Conveyancing Services  
annette@buyandsellconveyancing.com.au

## RATES CERTIFICATE

Account No: 4880360000  
Rate Certificate No: 30636238

Date of Issue: 27/09/2021  
Your Ref: 21/4505 Peters (S)

With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
5 BAKER ST, COCKATOO VIC 3781	43\LP6808	1382617	Residential

Agreement Type	Period	Charges	Outstanding
Residential Water Service Charge	01-07-2021 to 30-09-2021	\$19.71	\$0.00
Residential Water Usage Charge <i>Step 1 – 17.000000kL x \$2.64460000 = \$13.83</i> <i>Step 1 – 0.000000kL x \$2.47490000 = \$29.13</i> Estimated Average Daily Usage \$0.47	02-06-2021 to 01-09-2021	\$42.96	\$0.00
Residential Sewer Service Charge	01-07-2021 to 30-09-2021	\$112.57	\$0.00
Residential Sewer Usage Charge <i>17.000000kL x 0.999177 = 16.986001 x 0.900000 = 4.703816</i> <i>x \$1.14260000 = \$5.37</i> <i>17.000000kL x 0.999177 = 16.986001 x 0.900000 =</i> <i>10.583585 x \$1.14260000 = \$12.09</i> Estimated Average Daily Usage \$0.19	02-06-2021 to 01-09-2021	\$17.46	\$13.17
Parks Fee	01-07-2021 to 30-06-2022	\$80.20	\$60.49
Drainage Fee	01-07-2021 to 30-09-2021	\$14.61	\$11.02
<b>Other Charges:</b>			
Interest	No interest applicable at this time		
No further charges applicable to this property			
Balance Brought Forward			-\$487.98 cr
Total for This Property			-\$403.30 cr
Total Due			-\$403.30 cr

### IMPORTANT NOTICE FOR SOLICITORS AND CONVEYANCERS

We have changed our BPAY biller code. Please refer to the payment options and update your bank details.

GENERAL MANAGER  
RETAIL SERVICES

### Note:

1. Invoices generated with Residential Water Usage during the period 01/07/2017 – 30/09/2017 will include a

Government Water Rebate of \$100.

2. This statement details all tariffs, charges and penalties due and payable to Yarra Valley Water as at the date of this statement and also includes tariffs and charges (other than for usage charges yet to be billed) which are due and payable to the end of the current financial quarter.

3. All outstanding debts are due to be paid to Yarra Valley Water at settlement. Any debts that are unpaid at settlement will carry over onto the purchaser's first quarterly account and follow normal credit and collection activities - pursuant to section 275 of the Water Act 1989.

4. If the total due displays a (-\$ cr), this means the account is in credit. Credit amounts will be transferred to the purchasers account at settlement.

5. Yarra Valley Water provides information in this Rates Certificate relating to waterways and drainage as an agent for Melbourne Water and relating to parks as an agent for Parks Victoria - pursuant to section 158 of the Water Act 1989.

6. The charges on this rates certificate are calculated and valid at the date of issue. To obtain up to date financial information, please order a Rates Settlement Statement prior to settlement.

7. From 01/07/2019, Residential Water Usage is billed using the following step pricing system: 266.20 cents per kilolitre for the first 44 kilolitres; 317.87 cents per kilolitre for 44-88 kilolitres and 472.77 cents per kilolitre for anything more than 88 kilolitres

8. From 01/07/2019, Residential Recycled Water Usage is billed 186.34 cents per kilolitre

9. From 01/07/2019, Residential Sewage Disposal is calculated using the following equation: Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (cents/kl) 114.26 cents per kilolitre

10. From 01/07/2019, Residential Recycled Sewage Disposal is calculated using the following equation: Recycled Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (cents/kl) 114.26 cents per kilolitre

11. The property is a serviced property with respect to all the services, for which charges are listed in the Statement of Fees above.

**To ensure you accurately adjust the settlement amount, we strongly recommend you book a Special Meter Reading:**

- Special Meter Readings ensure that actual water use is adjusted for at settlement.
- Without a Special Meter Reading, there is a risk your client's settlement adjustment may not be correct.





YARRA VALLEY WATER  
ABN 93 066 902 501

Luoknow Street  
Mitcham Victoria 3132

Private Bag 1  
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

E [enquiry@yvw.com.au](mailto:enquiry@yvw.com.au)  
[yvw.com.au](http://yvw.com.au)

Property No: 1382617

Address: 5 BAKER ST, COCKATOO VIC 3781

Water Information Statement Number: 30636238

#### HOW TO PAY



Bill Code: 314567  
Ref: 48803600002



Mail a Cheque with the Remittance Advice  
below to:  
Yarra Valley Water  
GPO Box 2860 Melbourne VIC 3001

Amount  
Paid

Date  
Paid

Receipt  
Number

Please Note: BPAY is available for individual property settlements.

#### PROPERTY SETTLEMENT REMITTANCE ADVICE

Property No: 1382617

Address: 5 BAKER ST, COCKATOO VIC 3781

Water Information Statement Number: 30636238

Cheque Amount: \$

# Due diligence checklist

## What you need to know before buying a residential property

Before you buy a home, you should be aware of a range of issues that may affect that property and impose restrictions or obligations on you, if you buy it. This checklist aims to help you identify whether any of these issues will affect you. The questions are a starting point only and you may need to seek professional advice to answer some of them. You can find links to organisations and web pages that can help you learn more, by visiting the [Due diligence checklist page on the Consumer Affairs Victoria website](https://consumer.vic.gov.au/duediligencechecklist) (consumer.vic.gov.au/duediligencechecklist).

## Urban living

### Moving to the inner city?

High density areas are attractive for their entertainment and service areas, but these activities create increased traffic as well as noise and odours from businesses and people. Familiarising yourself with the character of the area will give you a balanced understanding of what to expect.

### Is the property subject to an owners corporation?

If the property is part of a subdivision with common property such as driveways or grounds, it may be subject to an owners corporation. You may be required to pay fees and follow rules that restrict what you can do on your property, such as a ban on pet ownership.

## Growth areas

### Are you moving to a growth area?

You should investigate whether you will be required to pay a growth areas infrastructure contribution.

## Flood and fire risk

### Does this property experience flooding or bushfire?

Properties are sometimes subject to the risk of fire and flooding due to their location. You should properly investigate these risks and consider their implications for land management, buildings and insurance premiums.

## Rural properties

### Moving to the country?

If you are looking at property in a rural zone, consider:

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.
- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?

### Can you build new dwellings?

Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

### Is there any earth resource activity such as mining in the area?

You may wish to find out more about exploration, mining and quarrying activity on or near the property and consider the issue of petroleum, geothermal and greenhouse gas sequestration permits, leases and licences, extractive industry authorisations and mineral licences.

## Soil and groundwater contamination

### Has previous land use affected the soil or groundwater?

You should consider whether past activities, including the use of adjacent land, may have caused contamination at the site and whether this may prevent you from doing certain things to or on the land in the future.

## **Land boundaries**

### **Do you know the exact boundary of the property?**

You should compare the measurements shown on the title document with actual fences and buildings on the property, to make sure the boundaries match. If you have concerns about this, you can speak to your lawyer or conveyancer, or commission a site survey to establish property boundaries.

## **Planning controls**

### **Can you change how the property is used, or the buildings on it?**

All land is subject to a planning scheme, run by the local council. How the property is zoned and any overlays that may apply, will determine how the land can be used. This may restrict such things as whether you can build on vacant land or how you can alter or develop the land and its buildings over time.

The local council can give you advice about the planning scheme, as well as details of any other restrictions that may apply, such as design guidelines or bushfire safety design. There may also be restrictions – known as encumbrances – on the property's title, which prevent you from developing the property. You can find out about encumbrances by looking at the section 32 statement.

### **Are there any proposed or granted planning permits?**

The local council can advise you if there are any proposed or issued planning permits for any properties close by. Significant developments in your area may change the local 'character' (predominant style of the area) and may increase noise or traffic near the property.

## **Safety**

### **Is the building safe to live in?**

Building laws are in place to ensure building safety. Professional building inspections can help you assess the property for electrical safety, possible illegal building work, adequate pool or spa fencing and the presence of asbestos, termites, or other potential hazards.

## **Building permits**

### **Have any buildings or retaining walls on the property been altered, or do you plan to alter them?**

There are laws and regulations about how buildings and retaining walls are constructed, which you may wish to investigate to ensure any completed or proposed building work is approved. The local council may be able to give you information about any building permits issued for recent building works done to the property, and what you must do to plan new work. You can also commission a private building surveyor's assessment.

### **Are any recent building or renovation works covered by insurance?**

Ask the vendor if there is any owner-builder insurance or builder's warranty to cover defects in the work done to the property.

## **Utilities and essential services**

### **Does the property have working connections for water, sewerage, electricity, gas, telephone and internet?**

Unconnected services may not be available, or may incur a fee to connect. You may also need to choose from a range of suppliers for these services. This may be particularly important in rural areas where some services are not available.

## **Buyers' rights**

### **Do you know your rights when buying a property?**

The contract of sale and section 32 statement contain important information about the property, so you should request to see these and read them thoroughly. Many people engage a lawyer or conveyancer to help them understand the contracts and ensure the sale goes through correctly. If you intend to hire a professional, you should consider speaking to them before you commit to the sale. There are also important rules about the way private sales and auctions are conducted. These may include a cooling-off period and specific rights associated with 'off the plan' sales. The important thing to remember is that, as the buyer, you have rights.